



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 10, 2016 **DRB Case No.** PDR 1620626

Address 1369 Winchester Ave.

Applicant Edward Hagobian

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Benlian	x		x			
Charchian			x			
Malekian		x	x			
Simonian					x	
Total			3	0		

DRB Decision: Approve with conditions.

Conditions:

1. Reduce the area of the driveway near the garage and correspondingly increase the amount of landscape area.
2. The design of the front door, porch railing and driveway gate are overly ornate and shall be simplified.
3. Windows shall be a more natural color and made of fiberglass instead of vinyl as proposed.
4. The design of the fence/wall along the driveway shall be consistent with the house design or with the neighborhood aesthetic.

Considerations:

1. Consider reducing the amount of paving in the rear yard adjacent to the garage.
2. Consider addressing potential privacy issue at living room window by including additional landscape screening.

Analysis:

Site Planning: The proposed site planning is appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The 35-foot street-front setback of the proposed residence and its overall site planning are consistent with the homes on this block of Winchester Avenue.
- The attached rear garage de-emphasizes this feature, which is consistent with the surrounding neighborhood.
- The landscape design features drought-tolerant plants.

Mass and Scale: The proposed mass and scale are appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- While the proposed residence will be the largest in the neighborhood, its one-story design and rear garage successfully integrate it into the neighborhood.
- The modest one-story front entryway is appropriately scaled.
- Side yard setbacks are varied, providing appropriate relief to adjoining properties.

Design and Detailing: The proposed design and detailing are appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The entry is modest in scale and, as conditioned, the design will be simplified to be more consistent with the classical style of the residence.
- As conditioned, windows will be of fiberglass material and window trim is precast.
- The cultured stone base of the residence terminates at inside corners of the residence.
- Trash area is well-hidden.

Staff Member

Roger Kiesel

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

